

80 East Berkeley Street

SOUTH END LANDMARK
DISTRICT COMMISSION

JUNE 7, 2022



The Druker Company, Ltd.

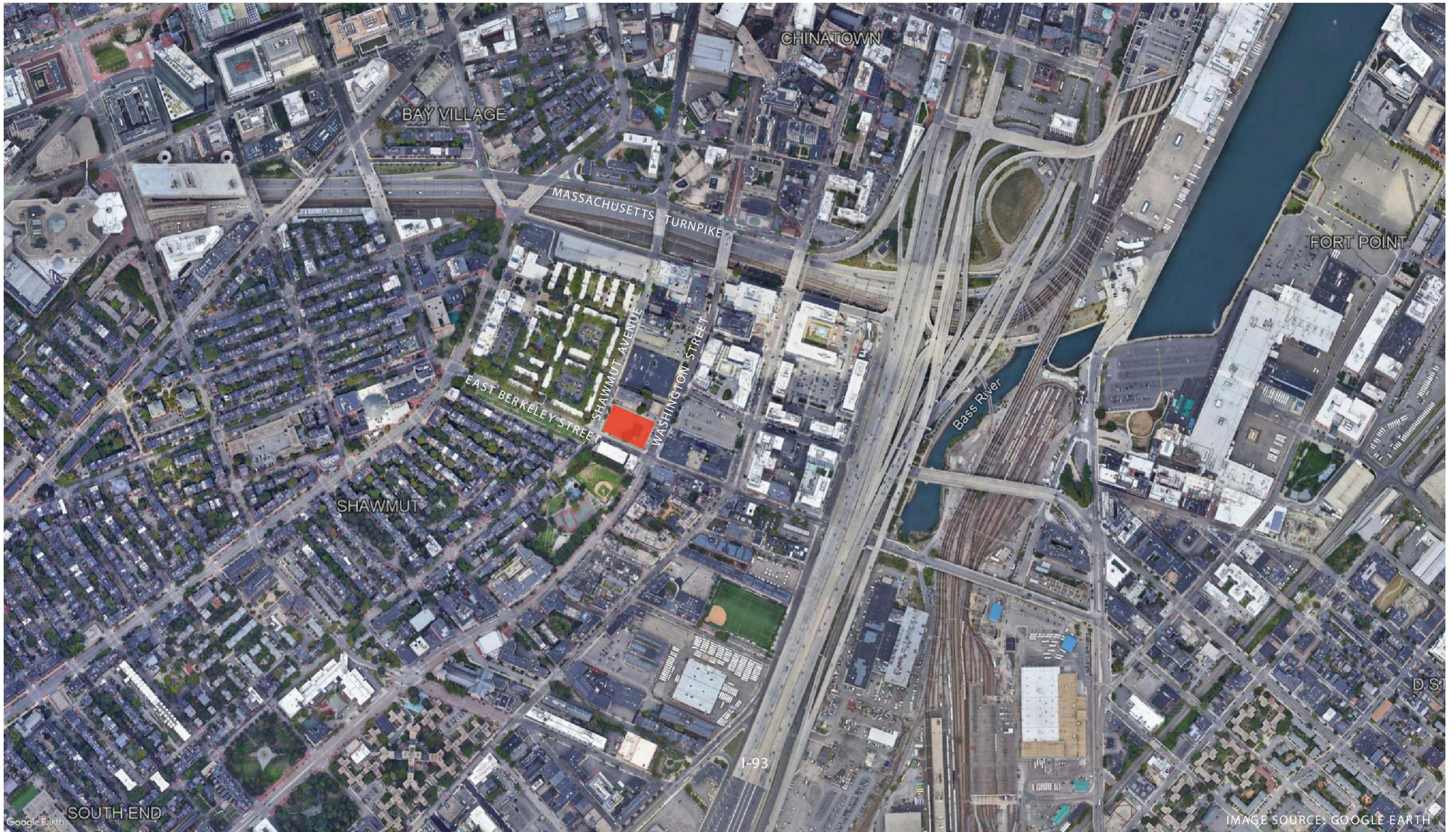
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Background

- **Following an extensive community process, the Previously Approved Project received all BPDA (BRA) Article 80 and other related approvals in 2013-2014.**
- **Notice of Project Change filed for "lapse of time" and for change from Office to already allowable Office/Life Science.**
- **Conforms to Zoning:**
 - o Site: 47,360 SF
 - o Building Area: 265,000 SF
 - o Less than Allowable Floor Area Ratio (FAR) of 6.5 (-43,000 SF)
 - o Height per Zoning: 150'-0"
 - o Greater than 20 % Open Space, to ensure public access, and enhance the public realm
 - o Affordable community innovation/educational/cultural/civic space

SELDC Review Criteria South End Harrison/Albany Protection Area

Criteria	Requirement	Approved Project	Proposed Project
Demolition	In general, demolition of structures in the Protection Area may be allowed subject to prior approval by the Commission.	Demolition Approved	No Change: Proposed Demolition Complies
Land Coverage	Setbacks may not exceed ten (10) feet from the back of the sidewalk line.	Setbacks do not exceed ten (10) feet from the back of the sidewalk line.	No Change: Setbacks do not exceed ten (10) feet from the back of the sidewalk line. Complies.
Height of Structures	150 foot height limit.	150' Complies	No Change: 150' Height Complies
Topography	No major changes in topography are allowed within the Protection Area.	Topography Complies	No Change: Topography Complies
Landscape	In general, landscape changes within the Protection Area must not obstruct views of the elements of the adjacent Landmark District from any public ways in the Protection Area.	Landscape Complies	No Change: Landscape Complies



Google Earth

IMAGE SOURCE: GOOGLE EARTH

PROJECT SITE

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GROUND FLOOR PLAN

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APPROVED
DECEMBER 14, 2015



PROPOSED

EAST BERKELEY STREET RENDERING - LOOKING WEST

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APPROVED
DECEMBER 14, 2015



PROPOSED

EAST BERKELEY STREET RENDERING - LOOKING EAST

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APPROVED
DECEMBER 14, 2015



PROPOSED

EAST BERKELEY STREET RENDERING - LOOKING NORTH
80 EAST BERKELEY STREET › BOSTON, MA › June 7, 2022





APPROVED
DECEMBER 14, 2015



PROPOSED

WASHINGTON STREET RENDERING - LOOKING SOUTH

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Summary

- The Previously Approved Project received its City Approvals in 2013-2014.
- Notice of Project Change filed in January 2022 for "Lapse of Time" and Allowable Use of Life Science.
- Project is consistent and in conformance with PDA Zoning with Height of 150' and Allowable FAR of 6.5.
- Life Science use will have the added benefit of providing a facility which will create jobs at various income levels.
- State of the Art Research facility which will include programming in creating opportunities in Life Science.
- Project remains consistent with Standards and Criteria for South End Harrison/Albany Protection Area.